Davidson County DEEDWARR
Recvd: 10/03/05 14:42 2 pgs
Fees:13.00 Taxes:431.05
20051003-0118614

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Janet Battle	New Owner	Map 92-2
2605 Albion Street		Parcel 233.00
Nashville, TN 37208		12405 26b

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William Patton, Jr., an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Janet Battle, an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Robertson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Number 186, Clock 11, on the Plan of Hefferman Place Subdivision, of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Patton, Jr. by Default Judgment from Theresa M. Iraldo, filed 11/12/04, of record in Instrument Number 20041112-0136406, said Register's Office for Davidson County, Tennessee. Also acquired by Final Decree confirming sale of record in Instrument Number 200002110014018, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of William Patton, Jr. and never has been and is investment property owned by William Patton, Jr.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. All matters appearing on the Plan of record in Plat Book 421, page 32, said Register's Office.

This is improved property commonly known as 2605 Albion Street, Nashville, TN 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $116,500.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2005.

Notary Public

My Commission Expires: 9-14-2009

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, him heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of September, 2005.

William Patton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William Patton, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of September, 2005.

Notary Public

ROBERT JOHN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-19-2009